

Rare Retail Opportunity in the Heart of Downtown Wendell

10 S Main Street
Wendell, NC 27591





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KEY HIGHLIGHTS

- Front footage on main intersection in downtown Wendell
- Prime location in downtown Wendell
- Great street frontage for visibility
- High walkability score of 66, indicating good foot traffic
- Interior is fully renovated

PROPERTY HIGHLIGHTS

Lease Price	\$24/SF NNN \$3,800 / Month
Total SF	1,900 SF
Year Built	1912
Use	Retail
Zoning	DMX
Tenancy Type	Multi
Suite 10	1st Floor Retail or Office Space



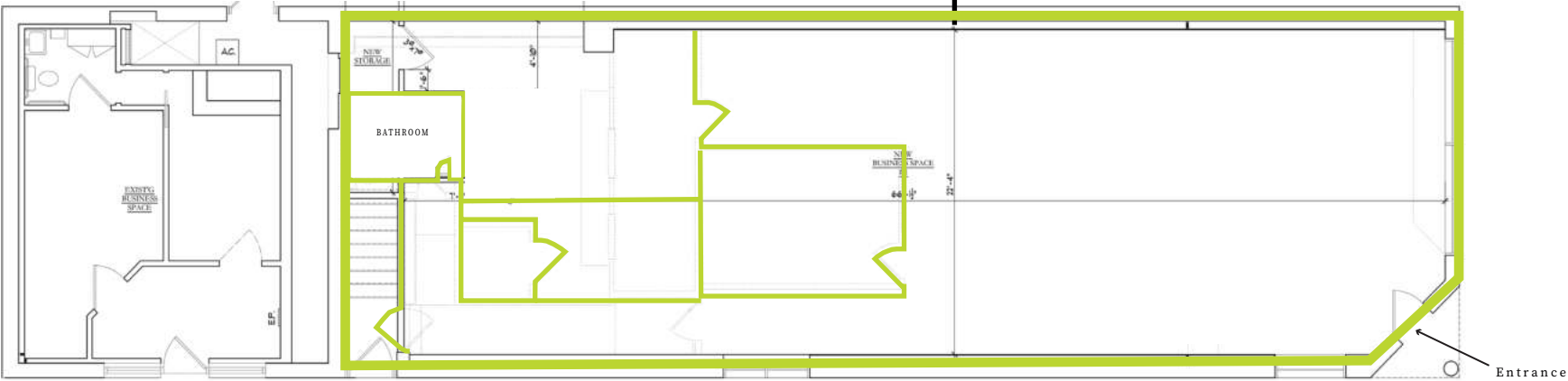


LEVEL 1 FLOOR PLAN

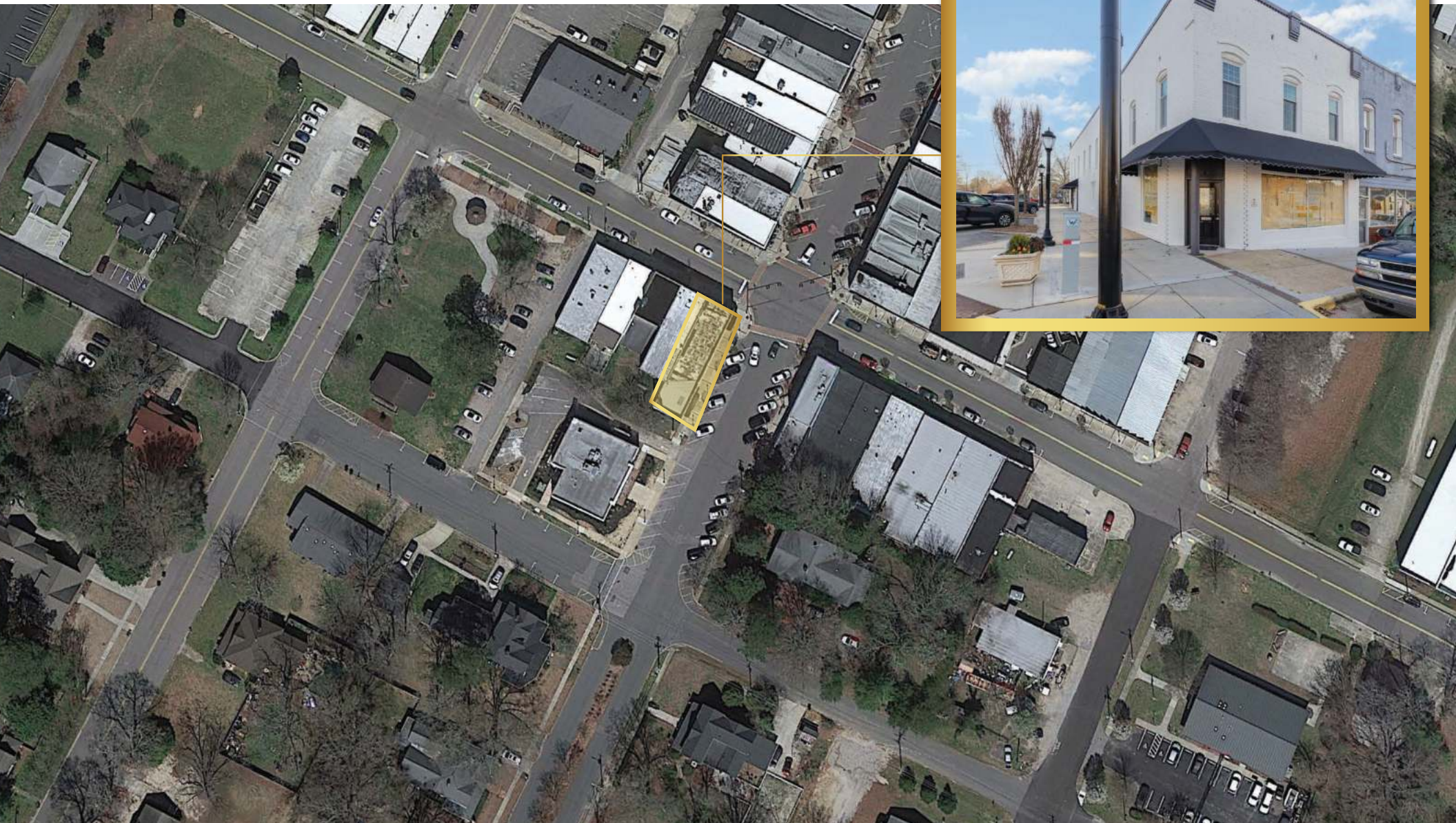
SUITE 10

1st Floor Retail/Office

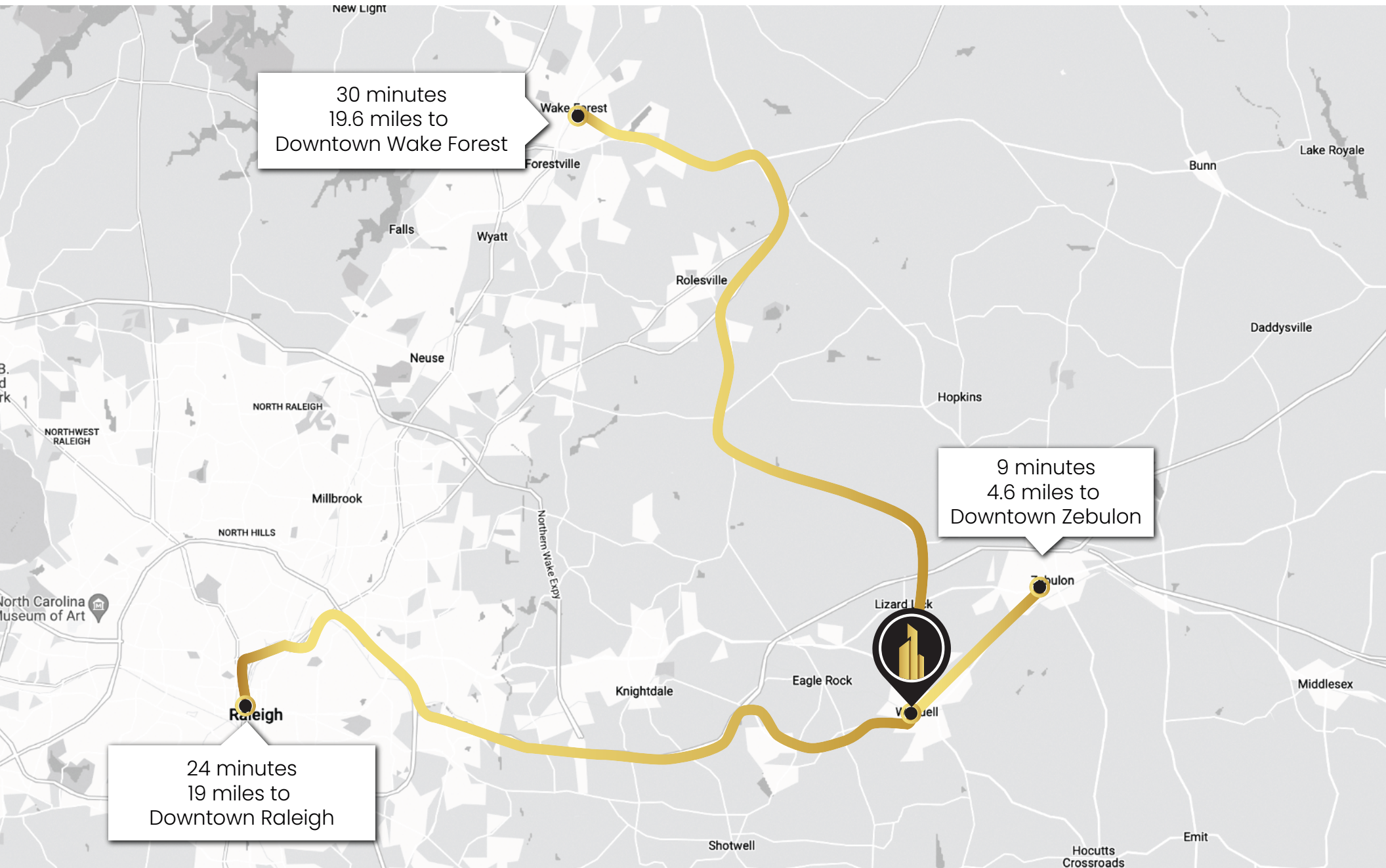
1,900 SF



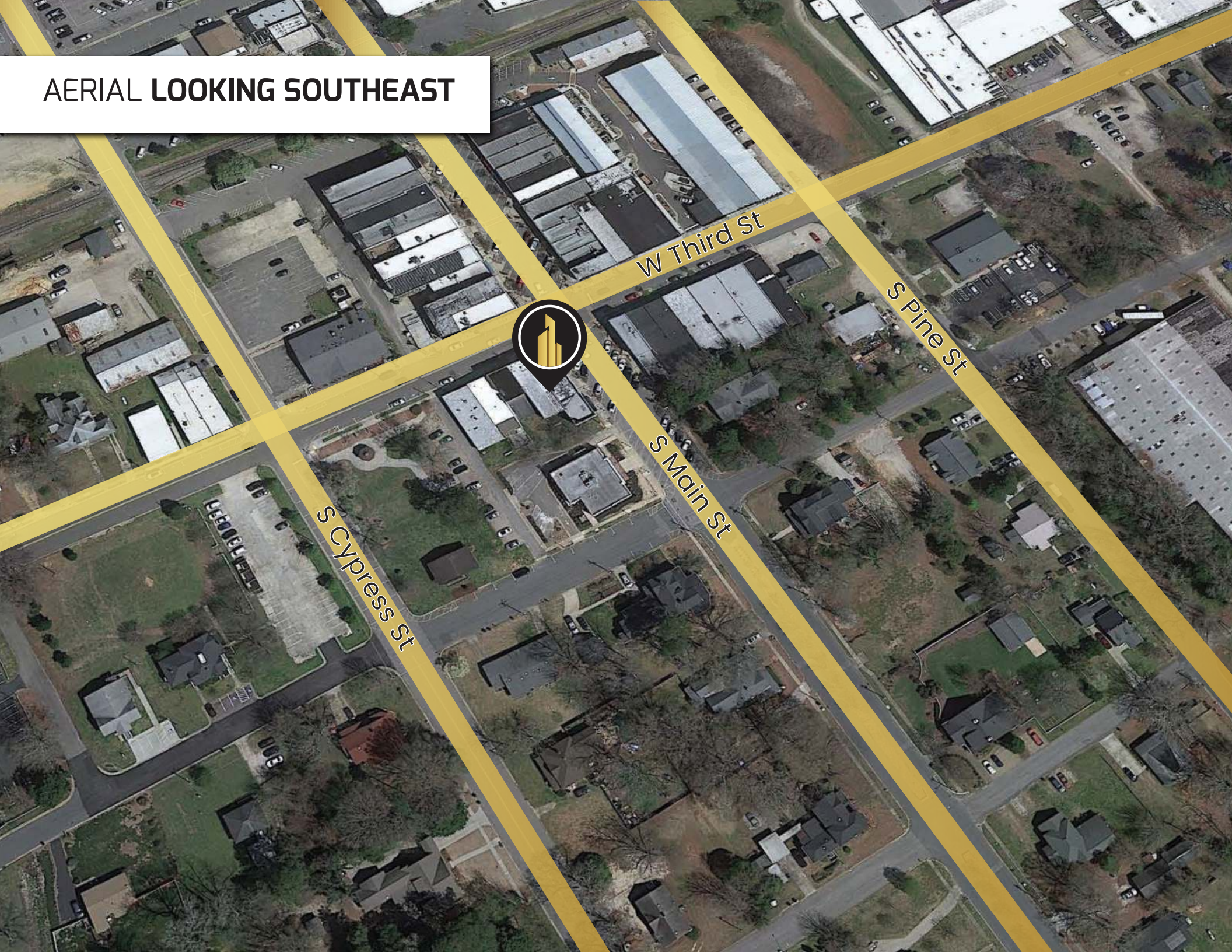
PARCEL MAP



AREA MAP



AERIAL LOOKING SOUTHEAST

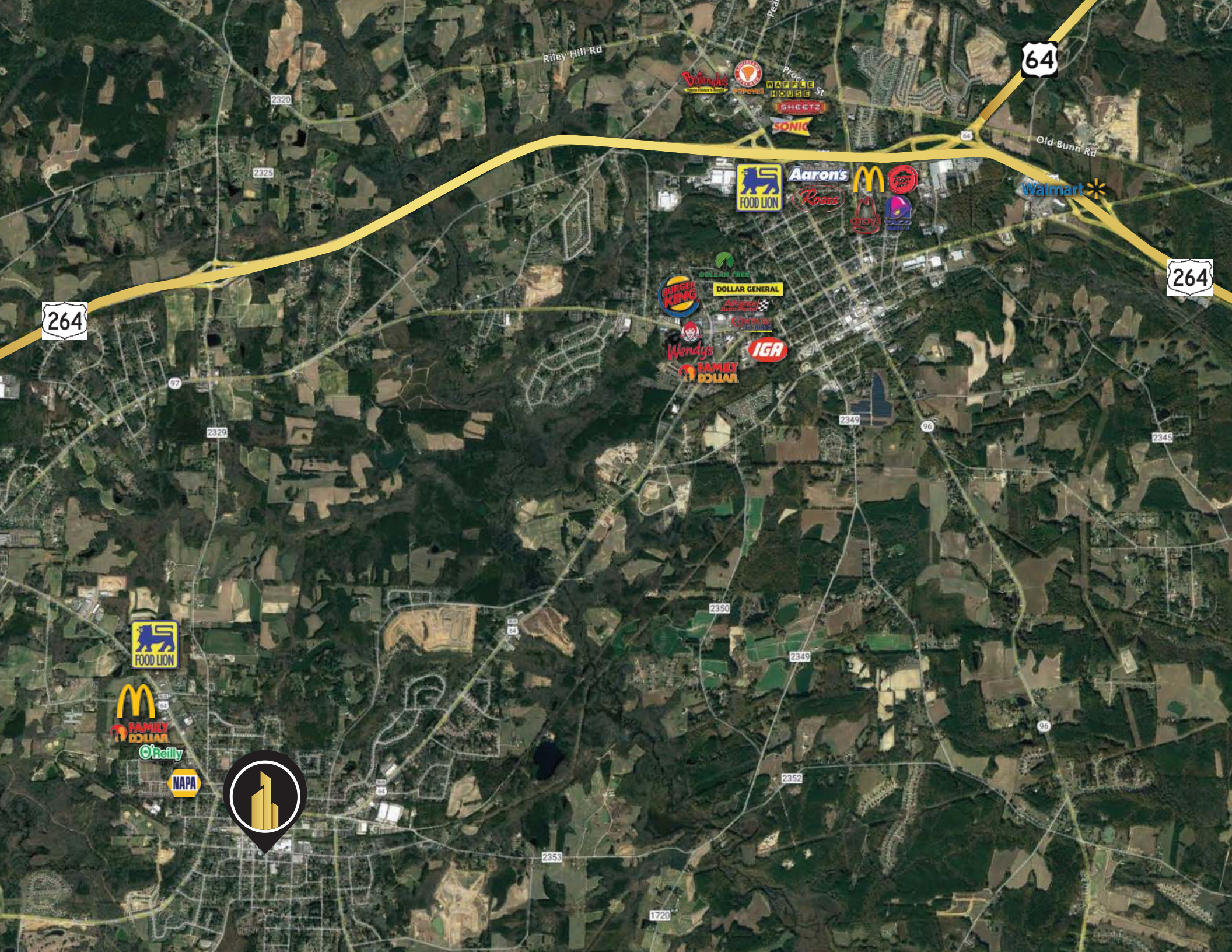


W Third St

S Pine St

S Main St

S Cypress St



264

64

264



1720

Riley Hill Rd

2320

2325

2320

2349

2350

2349

2352

2353

2349

96

2345

96



WENDELL NC



Wendell is a town in Wake County, North Carolina, United States. It is a satellite town of Raleigh, the state capital. Wendell is located within eastern Wake County, approximately 12 miles from the City of Raleigh. The Town is located directly off of US Highway 64, which provides efficient access to downtown Raleigh, Raleigh-Durham International, the Research Triangle Park and many other points of interest within the greater Research Triangle Area.

Wendell, North Carolina, is located in the thriving Research Triangle area just 18 miles from downtown Raleigh. Wendell is an up-and-coming community that's managed to remain one of the state's best-kept secrets. Residents living in Wendell, NC, enjoy hiking and biking in the rolling hills that surround the community, relaxing in the town's many parks, shopping in the boutiques and stores downtown, and eating at the dozens of eclectic and upscale restaurants the area has to offer.

Wendell real estate places you within short commuting distance of Raleigh, so you won't have to stress over long commutes if you decide to work in the city; the Wendell Falls Parkway is the quickest way to get to Raleigh, whether you're going there for work or play. If you work in town, the Wendell community is easy to walk and bike around, and residents can utilize park-and-ride public transit options on the Zebulon/Wendell-Raleigh Express (ZWX) bus route. The bus leaves a block from City Hall and makes stops at the government complex, the Moore Square Transit Station (which provides connections around Raleigh and the neighboring cities) and in the middle of downtown Raleigh.

Wendell, North Carolina, is a quiet community filled with exciting attractions. Residents and visitors can take a walk down Main Street or cruise the Wendell Commercial Historical District, which dates back to the early 1900s and is on the National Register of Historic Places. Each fall, Wendell hosts an International Food and Music Festival featuring a huge selection of ethnic food, music, and art. One of the area's biggest draws is its ample green space and it's easy to get out year-round on the miles of trails and paths at Wendell Park. Pick up some colorful, farm-fresh produce at the summer farmers market or enjoy the fruits of the fall harvest at the Wendell Harvest Festival and Parade, which takes place in the community every October.

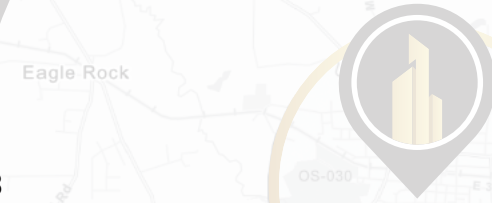
Raleigh-Durham International Airport (IATA: RDU, ICAO: KRDU, FAA LID: RDU), locally known by its IATA code RDU, is the main airport serving Raleigh, Durham, and the surrounding Research Triangle region of North Carolina. It is located in unincorporated Wake County, but is surrounded by the City of Raleigh to the North and East, and the towns of Cary and Morrisville to the South. The airport covers 5,000 acres and has three runways.

WakeMed Health and Hospitals is a 919-bed healthcare system with multiple facilities placed around the metropolitan Raleigh, North Carolina area. WakeMed's main campus is located on New Bern Avenue in Raleigh, North Carolina. WakeMed serves multiple counties throughout the state and specializes in a variety of services including cardiology, gastroenterology, neurology, orthopedics, high-risk pregnancy, children's care, trauma, physical rehabilitation and critical care transport.

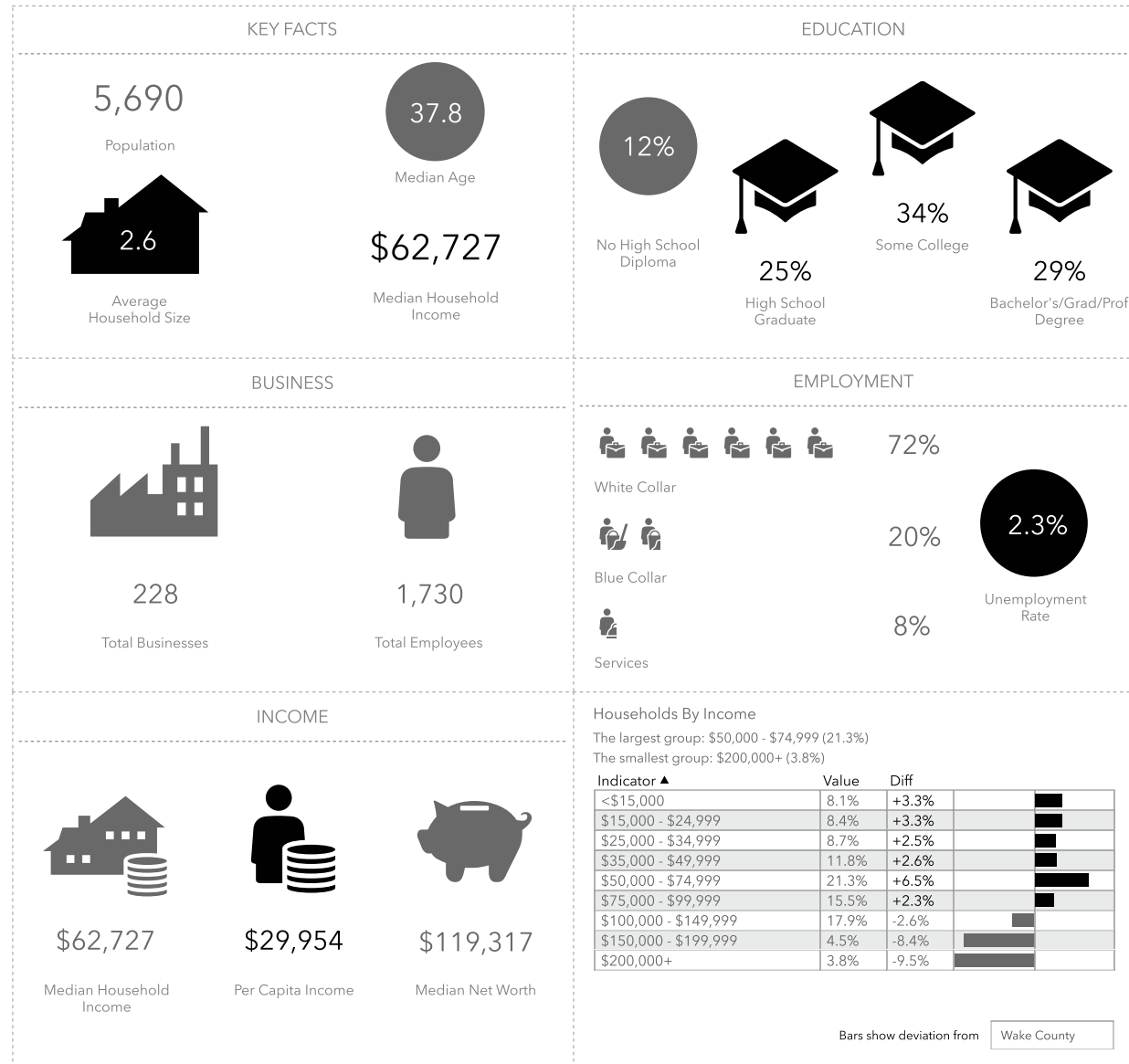
DEMOGRAPHIC OVERVIEW

2022 Summary	1 Mile	3 Miles	5 Miles
Population	5,690	14,529	33,890
Households	2,179	5,339	12,450
Families	1,413	3,585	8,848
Average Household Size	2.59	2.69	2.70
Owner Occupied Housing Units	1,551	3,882	9,387
Renter Occupied Housing Units	627	1,457	3,063
Median Age	37.8	37.5	36.9
Median Household Income	\$62,727	\$67,539	\$72,493
Average Household Income	\$81,522	\$90,809	\$92,463

2027 Summary	1 Mile	3 Mile	5 Mile
Population	6,016	15,518	36,819
Households	2,300	5,702	13,542
Families	1,483	3,816	9,599
Average Household Size	2.59	2.70	2.70
Owner Occupied Housing Units	1,677	4,205	10,326
Renter Occupied Housing Units	622	1,497	3,216
Median Age	37.6	37.3	36.9
Median Household Income	\$72,617	\$81,123	\$86,514
Average Household Income	\$100,521	\$109,801	\$110,398



DEMOGRAPHIC OVERVIEW



CONTACT

Maria Dinshaw
maria@cityplat.com
919.327.8498

CityPlat
www.cityplat.com
919.650.2643

107 Fayetteville St
Raleigh, NC 27601

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